GILSONGRAY

LAW • PROPERTY • FINANCE

12 CURRIEVALE PARK GROVE

Currie, Edinburgh, EH14 5XA

Set on a quiet no-through road, this semi-detached house has a desirable setting in the village of Currie, offering proximity to the surrounding countryside, as well as being within easy reach of local schools, amenities, and bus and rail links. The home is finished to a high standard throughout, incorporating modern neutral décor and quality finishings. It also offers excellent versatility with configurations for four bedrooms, or three bedrooms and two reception areas (in addition to a large dining kitchen that spans the entire width of the property). Furthermore, the home features private parking and a family-friendly rear garden which captures lots of daily sun.

Extras: integrated appliances (ceramic hob, double oven, fridge, freezer, dishwasher, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the appliances included, as these items are in a sold as seen condition.

FEATURES

- Semi-detached house with modern interiors
- Quiet location in the village of Currie
- Modern neutral décor throughout
- Naturally-lit entrance porch
- Spacious living room with elegant styling
- Modern dining kitchen with garden access
- Two double bedrooms with storage
- Third double bedroom/family room
- Versatile single bedroom/office/nursery
- Modern bathroom with overhead shower
- Fully-enclosed rear garden with lawn and patio
- Private driveway with monoblock paving

"A SEMI-DETACHED HOUSE IN CURRIE, FEATURING VERSATILE MODERN INTERIORS, PRIVATE PARKING, AND A FULLY-ENCLOSED GARDEN"

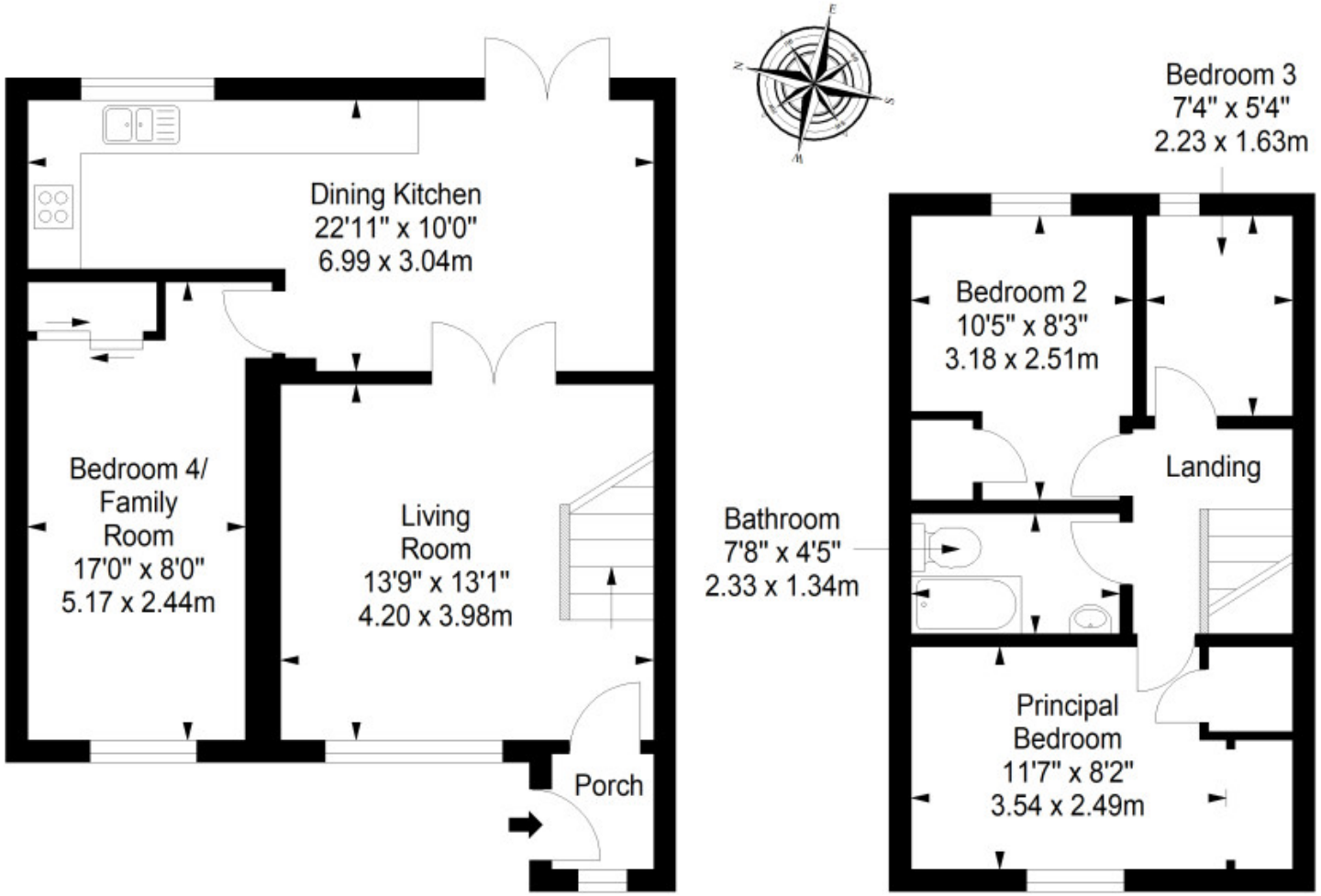
EPC RATING: C | COUNCIL TAX BAND: E | VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 52.4 sq. metres (564.0 sq. feet)

First Floor

Approx. 31.6 sq. metres (340.2 sq. feet)



Total area: approx. 84.0 sq. metres (904.2 sq. feet)

GILSONGRAY

LAW • PROPERTY • FINANCE

GILSONGRAY.CO.UK

EDINBURGH
29 Rutland Square
EH1 2BW
0131 516 5366

GLASGOW
160 West George Street
G2 2HQ
0141 530 2021

EAST LOTHIAN
33 Westgate
EH39 4AG
01620 893 481

DUNDEE
2 West Marketgait
DD1 1QN
01382 201 000

BORDERS
01890 880 008

@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

naea | propertymark PROTECTED

espc CHARTERED FIRM

rightmove Zoopla.co.uk OnTheMarket

These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.